



Staff Report PC17-054-ZA

4921 East 450 South - Zoning Amendment

Docket PC17-054-ZA Zoning Amendment- The petitioner is requesting approval for a Zoning Amendment from AG Agriculture to I-1 Light Industry. The subject property contains approximately 16.13 acres and is located at 4921 E. 450 S. Whitestown, IN 46075. The petitioner and property owner Floyd and Cynthia Paul.



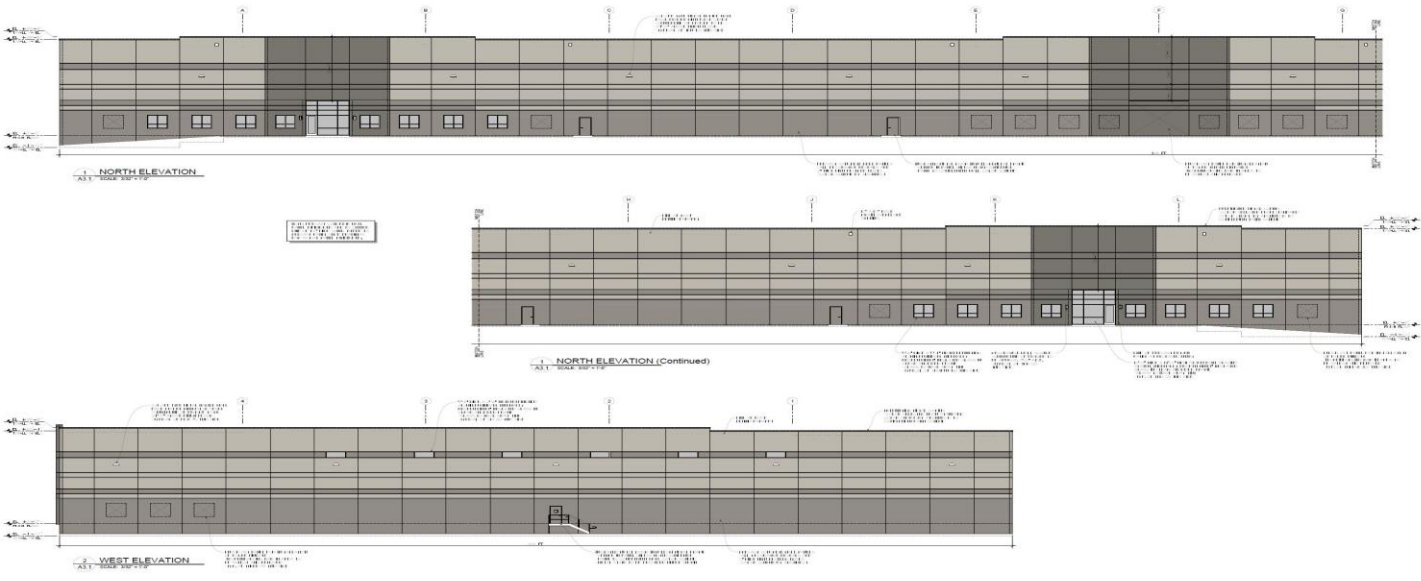
History

- Applicant acquired subject property in 1990.

Proposed Development

Petitioner is requesting approval of a zoning amendment from AG Agriculture zoning to I-1 Light Industry in order to establish future industrial development on the property such as office/warehouse, light manufacturing, assembly, distribution uses. Property to the North, South, and West are zoned PUD. Property to the North is currently Express Scripts and to the East is zoned AG agriculture currently used as residential.

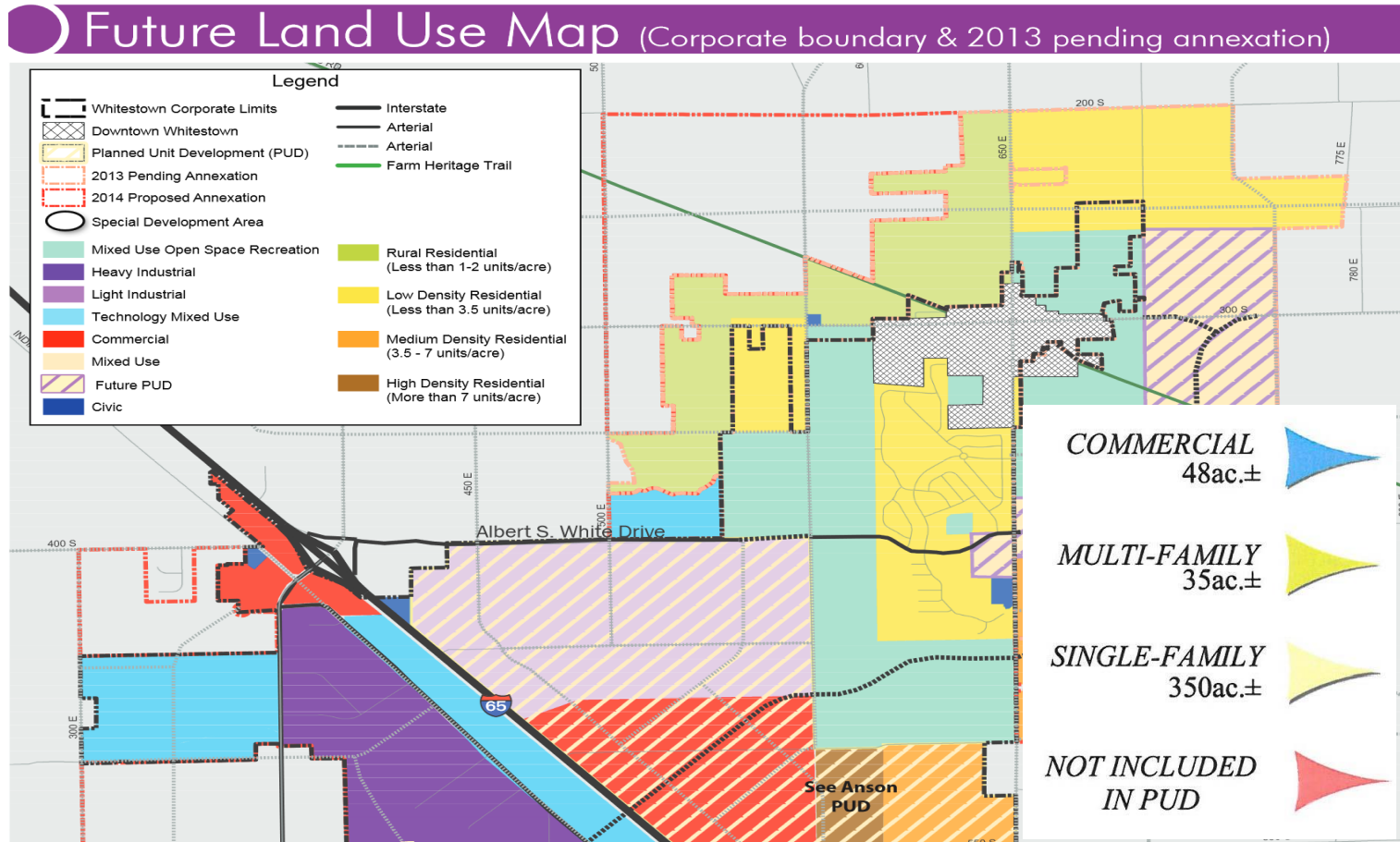
Preliminary Site Plan



Comprehensive Plan

Land Use Plan

The 2015 Comprehensive Plan identifies this property as Light Industrial/PUD.



Goals and Objectives

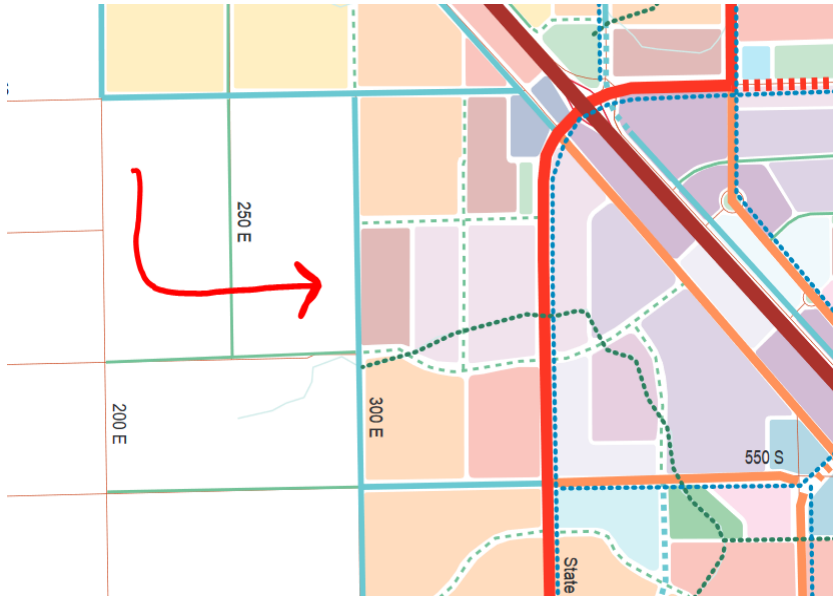
The relevant Implementation steps contained in the Goals and Objectives of the Comprehensive Plan that apply to this site are as follows:

- Goal: Land Use
 - ☐ 4.2: For long term community sustainability, it is essential that Whitestown maintain the proper balance of commercial, industrial and residential uses.
 - ☐ 4.6: Future development should be encouraged to provide a superior and creative product design and mix of uses.
 - ☐ 4.8: Where needed, the community needs to promote redevelopment and support those activities' with the appropriate level of new development activity.
- Goal: Municipal Services
 - ☐ 6.3: During development and redevelopment, sufficient land areas should be retained for future needs of parks, greenways, right of way, utilities, fire and police station and other public purposes and services.
- Goal: Economic Development
 - ☐ 8.2: Industrial/Commercial growth is to be pursued if it supports the value, character and quality of place desired by the community.
 - ☐ 8.3: The Town's business expansion policy should be focused on industries that will feed the needs of existing employers and institutions in the community, creating a business climate that will stimulate further investment and regional interest in Whitestown.

Transportation Plan

- **Road Classifications and Intersections:**

- CR 450 S; Currently classified as a Minor Collector (collects local street traffic).



Town of Whitestown



Transportation Plan

Legend

- Interstate (limited access, on-ramps, very high speed)
- Major Arterial (limited access, signaled intersections, high speed)
- Minor Arterial (access management, moderate speeds)
- Major Collector (collects minor collector and local street traffic)
- Minor Collector (collects local street traffic)
- Local Street/County Road (feeds into minor and major collectors)
- Alternative Transportation System (non-sidewalks)

Dashed roads indicate future road locations and their color indicates the intended street classification.

- Equestrian/Agriculture District
- Open Space/Recreation
- Very Low Intensity Residential (0 to .5 d.u. per acre)
- Low Intensity Residential (.5 to 1 d.u. per acre)
- Medium Intensity Residential (1 to 2 d.u. per acre)
- High Intensity Residential (3 to 5 d.u. per acre)
- Very High Intensity Residential (5 to 9 d.u. per acre, multifamily)

- **Transportation Policy Statements:** The relevant implementation steps contained in the Goals and Objectives of the Transportation Plan to that apply to this site are as follows:

- **Goal: Convenient Circulation**

- **Objective:**

- ☐ IM 1.1: Ensure that adequate right-of-way is preserved for future road extensions, widening and drainage.
- ☐ IM 1.3: Ensure accessibility and efficiency for emergency services
- ☐ IM 2.1: Recognize and promote the benefits of pedestrian circulation (walking, cycling, etc.)
- ☐ IM 2.2: Strive to provide an uninterrupted community wide network of paths and sidewalks.
- ☐ IM 2.3: Require pedestrian networks (sidewalks and trails) within all single-family, multiple-family, commercial and industrial developments.
- ☐ IM 2.7: Establish a circular system of pedestrian trails by utilizing natural corridors, utility corridors, on-street trails and sidewalks.
- ☐ IM 3.1: Restrict all access onto major arterials, significantly restrict access onto minor arterials and limit non-essential access onto major collectors.
- ☐ IM 3.4: Disallow entrances and driveways when proposed too close to intersections or along a street with a blind approach.

Zoning Ordinance

Existing Zoning

AG Agriculture- This district is intended to maintain the rural and scenic qualities of the existing rural areas by preserving farm land and significant open lands while allowing landowners a reasonable return on their holdings. This area is designed to minimize the loss of farm lands and significant open lands to residential uses through the establishment of contiguous parcels of non-residential acres and to maximize the clustering of rural residential lots on the least number of acres located on existing farmlands and significant open lands.

Development Standards for AG Agricultural	
Minimum lot area:	15,000
Minimum open space:	50%
Maximum building height:	35

Some Permitted uses include:

(See UDO for complete list)

- Farm
- Farm Seasonal Worker Housing
- Hay, Grain, Feed Stores
- Plant Nursery
- Church
- Single-Family Dwelling
- Municipal or Government Building
- Fair Grounds
- Sale Barn for Livestock

Proposed Zoning

I-1 Light Industry: This district is established to accommodate light industrial uses in which all operations, including storage of materials would be confined within a building, and would include warehouse operations. Development in this district requires connection to public water and public sewers and Development Plan Approval.

Development Standards for I-1 Light Industry	
Minimum lot area:	N/A
Minimum open space:	15%
Maximum building height:	75

Permitted uses include: (See UDO for complete list)

- Business Associations
- Commercial Testing Laboratories
- Food Processing
- Indoor Recreational Facility
- Sales and Service
- Professional Office
- Trade or Business School
- Wholesale Business

Staff Comments

1. The rezoning process is a legislative act. The Plan Commission will make a recommendation to the Town Council who then has the final say. Because this is a legislative act, the Plan Commission can require that certain commitments be made part of the rezoning and then run with the land.
2. Before being further developed, the project will require Subdivision approval and/or Development Plan approval by the Plan Commission.
3. The Plan Commission should maintain and enforce the Zoning Ordinance, Subdivision Control Ordinance, and related ordinances in order to achieve the goals of the Comprehensive Plan.
4. The proposed I-1 zoning allows a variety of uses and specific setback, landscaping and bufferyard requirements.
5. To preserve the context of the area the following uses should be prohibited as part of this rezoning:
 - Major Residential Subdivision
 - Outdoor Recreational Facility
 - Incinerator
 - Animal Day Care Facility
6. The Plan Commission should ensure that the goals of the Comprehensive Plan and the Transportation Plan are met. Commitments such as the following should be contemplated:
 - a. All appropriate permit applications will be acquired at the time of any remodel or additional construction.
 - b. Any unpaved parking or outside storage is not approved through this rezone.

Decision Guidelines

Per the Zoning Ordinance, *Section XII.B.C* the WPC and the Town Council shall pay reasonable regard to the following five decision criteria when taking action on all rezoning requests:

- the Comprehensive Plan;
- the current conditions and the character of current structures and uses in each district;
- the most desirable use for which the land in each district is adapted;
- the conservation of property values throughout the Jurisdictional Area; and
- responsible development and growth.

Staff Recommendation

Staff Recommends that the Plan Commission approve the rezone request to change the property from AG Agriculture to I-1 Light Industry in accordance with the Whitestown Comprehensive Plan, Transportation Plan and UDO.

*If the Plan Commission gives an unfavorable recommendation (or no recommendation) to rezone the property from AG to I-1, the above conditions could still be included in the recommendation to the Town Council for their final decision.